

089.0

0001

0025.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
855,400 / 855,400
855,400 / 855,400
855,400 / 855,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
39-41		PINE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BRODMAN JANICE/TRUSTEE	
Owner 2: BRODMAN LIVING TRUST	
Owner 3:	

Street 1: 41 PINE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y
Postal: 02474 Type:

PREVIOUS OWNER
Owner 1: BRODMAN JANICE D -
Owner 2: -

Street 1: 41 PINE STREET
Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

NARRATIVE DESCRIPTION
This parcel contains .137 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Aluminum Exterior and 2172 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R2 TWO FAMIL 100 water
o Sewer
n Electri

Census: Exempt
Flood Haz:

D Topo
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

104 Two Family 5977 Sq. Ft. Site 0 70. 1.00 5
419,515 419,500

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5977.000	435,900		419,500	855,400		56192
							GIS Ref
							GIS Ref
							Insp Date
							11/09/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 56192

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	435,900	0	5,977.	419,500	855,400		Year end	12/23/2021
2021	104	FV	416,100	0	5,977.	419,500	835,600		Year End Roll	12/10/2020
2020	104	FV	416,400	0	5,977.	419,500	835,900		Year End Roll	12/18/2019
2019	104	FV	324,400	0	5,977.	425,500	749,900	749,900	Year End Roll	1/3/2019
2018	104	FV	324,400	0	5,977.	317,600	642,000	642,000	Year End Roll	12/20/2017
2017	104	FV	304,300	0	5,977.	287,700	592,000	592,000	Year End Roll	1/3/2017
2016	104	FV	304,300	0	5,977.	275,700	580,000	580,000	Year End	1/4/2016
2015	104	FV	271,300	0	5,977.	233,700	505,000	505,000	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRODMAN JANICE	63444-105		4/2/2014	Convenience		1	No	No	
MORANDE DONALD/	28562-22		5/11/1998		210,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2015	1646	Manual	3,029					
8/31/2012	1096	Manual	2,957					AIR SEALING & INSU
8/31/2012	1097	Manual	3,054					AIR SEALING & INSU
9/5/2006	741	Re-Roof	9,650					

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
2/2/2009	Meas/Inspect	294	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
4/5/2000	Inspected	276	PATRIOT
1/20/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Total AC/HA: 0.13721

Total SF/SM: 5977

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 419,515

Spl Credit

Total: 419,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:																
Sty Ht: 2A - 2 Sty +Attic				3/4 Bath:	Rating:																
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																
Foundation: 2 - Conc. Block				1/2 Bath:	Rating:																
Frame: 1 - Wood				A HBth:	Rating:																
Prime Wall: 3 - Aluminum				OthrFix:	Rating:																
Sec Wall:		%																			
Roof Struct: 1 - Gable																					
Roof Cover: 1 - Asphalt Shgl																					
Color: WHITE																					
View / Desir:																					
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH									
Grade: C - Average				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 2											
Year Blt: 1926	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Frl:	Rating:			Other													
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
								Lower													
INTERIOR INFORMATION				CONDOS INFORMATION				Totals	RMS: 10	BRs: 4	Baths: 2	HB									
Avg Ht/FL: STD				Location:																	
Prim Int Wal: 2 - Plaster				Total Units:																	
Sec Int Wall:		%		Floor:																	
Partition: T - Typical				% Own:																	
Prim Floors: 3 - Hardwood				Name:																	
Sec Floors: 5 - Lino/Vinyl	20%																				
Bsmnt Flr: 12 - Concrete																					
Subfloor:																					
Bsmnt Gar:																					
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 2																					
% Heated: 100		% AC:																			
Solar HW: NO	Central Vac: NO																				
% Com Wal	% Sprinkled																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 089.0-0001-0025.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:				Total Special Features:				Total:												